

# **CHESTNUTHILL TOWNSHIP PLANNING COMMISSION**

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING –May 16, 2012

A regular meeting of the Chestnuthill Township Planning Commission was called to order by Vice Chairman Nick Caprioli at 7:00 p.m. on Wednesday, May 16, 2012 at the Township Municipal Building, Rte 715, and Brodheadsville, Pa.

**Present:** Nick Caprioli, Dick Rodenbach, Roger Kutzler, Nancy Beck, Atty. Tim McManus, Engineer Todd Holmes and Cathy Martinelli (Office Manager).

**Absent:** Matt Connell, Larry Smith and Sherry Harding.

The **Pledge of Allegiance** to the Flag was led by Cathy Martinelli.

**Minutes.** On motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to approve the minutes of the April 18, 2012 meeting, as distributed. (4-0)

## **Submittals.**

**Dollar General-MBC Development.** (Land Development Plan) WJP Engineers. Rick Yutko was present on behalf of this plan. The applicant is proposing to renovate a 7,200 sq ft existing garage building and construct a 2,170 sq ft addition for the future use as a Dollar General store on an existing 2 acre lot on Rte 115 in Effort. This was the former Hoffman Automotive building. Engineer Holmes said this plan is complete enough for review. On motion made by Dick Rodenbach, seconded by Nancy Beck it was voted to accept this plan for review. (4-0) (Plan date 5/1/12) **(90-day review ends 8/16/12)**

## **Plan Review.**

**Gould, Russell A. & Denise E.** (Minor Subdivision) Keystone Engineers. Steve Gitch was present on behalf of this plan. This is a two-lot residential subdivision of a 20.9 acre parcel. Lot 1 contains an existing single family dwelling with driveway, on-lot septic and water well and outbuilding. Lot 2 is currently undeveloped. On lot water and septic are proposed. Two minor items need to be addressed they are General #4 – Approval should be conditioned upon the SEO review of planning module and approval. General #5 – Atty. McManus comments the existing parcel line should be shown and a notation added that states the existing lot line will be eliminated. A brief discussion ensued and on motion made by Dick Rodenbach, seconded by Nancy Beck it was voted to recommend conditional approval to the board of Supervisors subject to satisfactorily addressing Engineer McDermott's comment letter dated 5/8/12. (4-0) (Plan date 4/3/12) **(90-day review ends 7/18/12)**

**Pleasant Valley School District.** (Preliminary Plan) Quad Three Group, P.E. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to table this plan. (4-0) (Plan date 3/16/11) **(Open ended waiver)** (SEO: no sewage planning required)

**J & D Holdings.** (Preliminary Land Dev Plan) Millennium Design Services Co. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to table this plan. (4-0) (Plan date 4/4/11) (Accepted 5/18/11) (**waiver ends 8/18/12**)

**Rita's** (Land Development Plan) Jena Engineering. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to table this plan. (4-0)(Plan date 11/2/11) (Accepted 12/21/11) (**waiver until 8/31/12**)

**Sketch Plan.** None.

**Planning Module Approval.** None.

**Plans to be signed.** None.

**Other Business.** None.

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to adjourn at 7:16 p.m. (4-0)

Respectfully submitted,

Cathy A. Martinelli  
Recording Secretary